

11 Healey Street, Camden, London NW1 8SR

Design and Access Statement

1.0 Introduction

This Design and Access Statement has been prepared to provide further detail with regards to the proposed works at 11 Healey Street, NW1 8SR. The property is a four storey, Victorian terraced house. It is unlisted and is not within a conservation area.

The application seeks to erect a mansard roof extension by expanding the existing loft space and removing the existing valley roof.

This statement should be read in conjunction with the following drawings:

- 1704_PL_010 Location Plan
- 1704_PL_020 Proposed Site Plan
- 1704_PL_101 Proposed Second Floor, Loft + Roof Plans
- 1704_PL_200 Proposed Front and Rear Elevations
- 1704_PL_300 Proposed Section A
- 1704_EX_020 Existing Site Plan
- 1704_EX_100 Existing Ground + First Floor Plans
- 1704_EX_101 Existing Second Floor, Loft + Roof Plans
- 1704_EX_200 Existing Front + Rear Elevations
- 1704_EX_300 Existing Section A



Front view of 11 Healey Street



View of 11 Healey Street from rear garden

2.0 Design

The mansard roof extension will be set back from the front elevation, as stipulated in CPG1 Design. This set back, coupled with the angle of the front roof slope ensures the mansard will not be visible from street level.

Drawing 1704_PL_300 demonstrates the extension cannot be seen by pedestrians from the pavement on the opposite side of the street and further illustrates the proposed mansard will have no visual impact on its surroundings. The rear roof slope will have a 70 degree pitch, in line with CPG1 and the proposed dormer windows will align with the fenestration below.

The materials used will be in keeping with the surroundings and sensitively integrate into the existing built form. The roof slopes will be clad with fibre cement slate tiles and the dormers will be lined in lead.

3.0 Precedent Planning Applications

Planning approval has been granted for similar proposals at other properties on Healey Street, including:

No. 16 (Camden Ref: 2016/4604/P)

No. 21 (Camden Ref: 2015/6097/P) Appeal Allowed

No. 4 (Camden Ref: 2015/4458/P) Appeal Allowed

4.0 Access

Access to the property will remain unchanged as a result of the proposals described above.

5.0 Environment

The proposed works include measures to conserve natural resources by improving the thermal efficiency of the building envelope. The proposed mansard roof extension will be built from high quality sustainable materials and to a high standard ensuring low U-values and good thermal performance.

6.0 Relevant Planning Policy

NPPF (2012)

Section 7 Requiring Good Design

London Plan 2015 (FALP)

Policy 7.4 Local Character

Policy 7.6 Architecture

Camden Core Strategy

Policy CS14 Promoting High Quality Places and Conserving our Heritage

Camden Development Policies

Policy DP24 Securing High Quality Design

Policy DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance CPG 1 Design

7.0 Conclusion

The provision for the proposed mansard roof extension is consistent with current Camden planning guidelines and aims to meet the driving principles of high quality design in the Borough. The overall appearance and scale is subservient to the original building and respects views from surrounding properties. The set back and angle of the front roof slope means that the proposals will not be visible from street level. In light of these considerations, planning permission should be granted.